

CRYSTAL PLANNING COMMISSION MINUTES

Monday, July 8, 2013 at 7:00 p.m.

Council Chambers, Crystal City Hall

A. CALL TO ORDER

The regular meeting of the Crystal Planning Commission convened at 7:00 p.m. with the following members present:

<input checked="" type="checkbox"/> Commissioner (Ward 1) Sears [Vice Chair]	<input checked="" type="checkbox"/> Commissioner (Ward 2) Kolb	<input checked="" type="checkbox"/> Commissioner (Ward 4) Richter
<input checked="" type="checkbox"/> Commissioner (Ward 1) Heigel	<input type="checkbox"/> Commissioner (Ward 3) VonRueden [Chair]	<input checked="" type="checkbox"/> Commissioner (Ward 4) Johnson
<input checked="" type="checkbox"/> Commissioner (Ward 2) Erickson	<input checked="" type="checkbox"/> Commissioner (Ward 3) Buck [Secretary]	<input checked="" type="checkbox"/> Commissioner (At-Large) Strand

Also attending were staff members John Sutter and Gail Van Krevelen and Council Liaison Casey Peak.

B. APPROVAL OF MINUTES

Moved by Commissioner Kolb and seconded by Commissioner Heigel to approve the minutes of the June 10, 2013 regular meeting.

Motion carried.

C. PUBLIC HEARINGS

1. Consider Application 2013-08 for Preliminary and Final Plat of Crystal Economic Development Authority Sixth Addition resulting in two lots at 3556 and 3564 Welcome Avenue North *

Staff member, John Sutter, presented the staff report.

Acting Chair Sears opened the Public Hearing. There being no testimony, Acting Chair Sears closed the Public Hearing.

Commissioner Heigel said that he's seen a problem with Minneapolis allowing large houses on small lots and questioned whether we have an ordinance prohibiting that. Mr. Sutter stated that we do not; that it's controlled more by the market and that as property owner the EDA may refuse to approve proposed building plans.

Moved by Commissioner Kolb and seconded by Commissioner Buck to recommend approval of the Preliminary and Final Plat of Crystal Economic

Development Authority Sixth Addition resulting in two lots at 3556 and 3564
Welcome Avenue North.

Motion carried.

2. Consider Application 2013-09 amending City Code Section 520 (Site and Building Plan Review)

Staff member, John Sutter, presented the staff report.

Chair Sears opened the Public Hearing. There being no testimony, Acting Chair Sears closed the Public Hearing.

Moved by Commissioner Strand and seconded by Commissioner Johnson to recommend approval of the amendments to City Code Section 520 (Site and Building Plan Review).

Motion carried.

D. NEW BUSINESS

1. Opportunity for review and comment on Application 2013-10 for vacation of part of a platted drainage and utility easement along the east lot line of 5824 27th Avenue North and 2708 and 2716 Zane Avenue North (City Council to hold public hearing on July 16) *

Staff member, John Sutter, presented the staff report.

Commissioner Heigel asked if there was a limit on how many outbuildings are allowed on a lot. Mr. Sutter said that there is a limit on how much square footage is allowed to be covered rather than number of buildings.

E. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items:
 - Approved realignment of the side lot line between 4924 and 4930 56th Avenue North (consistent with the Planning Commission recommendation)
2. Quarterly Development Status Report

Commissioner Kolb questioned if the EDA has sold any lots to anyone other than Novak Fleck. Mr. Sutter responded that MT Builders has purchased 3 lots and optioned one more, and Berger Built Construction has provided earnest money to purchase a lot. Mr. Sutter also stated that any state licensed builder is able to purchase lots and the city had recently joined an organization of builders to promote its lots.

Commissioner Heigel asked if there is anything going on with the Gaulke property and whether it could be broken up. Mr. Sutter said that the property is listed on the MLS but that the market may need to strengthen before it sells. He also stated the parcel can be broken up but that was up to the owner or developer of the property; and that it may be better utilized as a low density townhome development rather than for single family homes.

Commissioner Strand commented that she lives on Bassett Creek and is having issues with people who walk along the creek coming onto private property. Mr. Sutter will follow-up with the city engineer to see if there are any public easements along the creek and consider steps the homeowners and city could take to discourage trespassing, and suggested that she may want to call the police if people refuse to leave.

3. Staff preview of likely agenda items for Monday, August 12, 2013 meeting – no applications had been received at the time of the meeting. No Planning Commissioners objected to cancellation of meeting if no applications are received by the deadline.

F. OPEN FORUM – None heard

G. ADJOURNMENT

Moved by Commissioner Buck and seconded by Commissioner Erickson to adjourn.

Motion carried.

The meeting adjourned at 7:35 p.m.